

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM TECHNICAL ADVISORY COMMITTEE MEMBERS

To email all the members of this committee please use: tac@westfield.in.gov		
CITY OF WESTFIELD		
Westfield Community Development Department 2726 East 171st Street Westfield, Indiana 46074 (317) 804-3170 community@westfield.in.gov	Westfield Fire Department 17535 Dartown Road Westfield, Indiana 46074 Fire Marshal/Division Chief Ryan Flora (317) 804-3307 rflora@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leane Hieber (317) 804-3001 lhieber@westfield.in.gov
All TAC members can be contacted by using the email: tac@westfield.in.gov <i>This email group is updated regularly.</i>		
SCHOOL CORPORATION		
STATE OF INDIANA		
Westfield-Washington School Corp. 1443 East 181st Street Westfield, Indiana 46074 Joe Montaloni (317) 867-8045 montaloni@wws.k12.in.us	Indiana Department of Transportation 2152 West State Road 28 Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) slandrum@indot.in.gov	Hamilton County Soil and Water Conservation 1717 Pleasant St, Suite 100 Noblesville, IN 46060 Dave Bradway (317) 773-2181 dbradway@hamiltoncounty.in.gov
HAMILTON COUNTY		
Hamilton County Surveyor's Office (H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Samuel Clark (317) 776-8495 Samuel.Clark@hamiltoncounty.in.gov	Hamilton County Highway Department 1700 S. 100th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncounty.in.gov	Hamilton County Health Department 18303 Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield (for water & sanitary sewer) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Mitch House (317) 917-5294 mhouse@citizensenergygroup.com	Citizens Gas of Westfield (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. Construction Field Coordinator (317) 927-4684 rmiller@citizensenergygroup.com	Citizens Energy Group (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Jerry Sikes (317) 927-6038 jsikes@citizensenergygroup.com
(H/E) = agencies/departments that request Hardcopies of plans; otherwise Electronic copies of plans suffice. (C) = agencies/departments that request CAD files of plans; otherwise PDF files will suffice.		

WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT | 2726 EAST 171ST STREET, WESTFIELD, INDIANA 46074 05.20.2022

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM TECHNICAL ADVISORY COMMITTEE MEMBERS

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SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (H/E) (C) Unable to accept Dropbox files. 100 South Mill Creek Road Noblesville, Indiana 46062 Jon Shultz (317) 800-2264 jon.shultz@duke-energy.com	Please note: Duke Energy Duke is unable to accept files that are on a Dropbox or any other public file shares. Duke can accept a company SharePoint or direct emails with files. Center Point Gas (C) 16000 Allisonville Road Noblesville, Indiana 46061 Chad Miller Chad.r.miller@centerpointenergy.com	Duke Energy: Asset Protection (H/E) (C) Unable to accept Dropbox files. WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (317) 375-2021 ryan.daugherty@duke-energy.com
Penhandle Eastern Pipeline Company 9371 Zionsville Rd, Indianapolis, Indiana 46208 Troy Yackie (317) 733-3213 troyyackie@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com Nathaniel Carlson (317) 733-3266 nathaniel.carlson@energytransfer.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr (317) 982-1151 Earl.Small@cable.comcast.com
Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 618-2822 (cell) / (317) 734-0762 Matt.Filson@charter.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Wendy Noble (317) 610-5440 / (317) 403-6673 (cell) w807n@att.com	Zayo Group 722 N. High School Road Indianapolis, Indiana 46214 Waylon Higgins (765) 341-1199 whiggins@zayo.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Brian Phillips (419) 379-8506 BPhillips@marathonpetroleum.com	Buckeye Partners, L.P. 993 Broadhead Road, Suite 100 Coraopolis, Pennsylvania 15108 Brandon Allen (216) 318-2124 BAAllen@buckeye.com	Ray's Trash Service P.O. Box 1 Clayton, Indiana 46118 Claudia Davidson (317) 539-7022 cdavidson@raystrash.com
Metronet (C) 1320 City Center Drive, Suite 275 Carmel, Indiana 46032 Marc Hill (317) 670-7995 Marc.Hill@metronet.com	Lumen Technologies 1302 East Street Indianapolis, Indiana 46225 Matt Buis Sr Network Implementation Program Mgr: (317) 713-8936 matthew.buis@lumen.com For relocations: relocation@lumen.com	

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(C) = agencies/departments that request CAD files of plans; otherwise PDF files will suffice.

WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT | 2726 EAST 171ST STREET, WESTFIELD, INDIANA 46074 05.20.2022

OSBORNE TRAILS - PHASE III OVERALL DEVELOPMENT PLAN

Lennar Homes of Indiana, Inc.

CONTACT: Tony Bagato
11555 N. Meridian Street, Suite 400
Carmel, Indiana 46032
(317) 659-3200

Email: tony.bagato@lennar.com

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180080 C0110 G (MAP NUMBER 18057C0110G) OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

All Contractors Shall Review City Of Westfield Standards And Specifications Prior To Bidding On This Project. Additional Specifications, Not Included In This Set Of Plans, May Be Required.
<http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50>

The presence of a City of Westfield review and acceptance stamp on plans does not relieve the Contractor or Developer from compliance of the "City of Westfield construction Standards, latest edition". This review only designates that the general conformance with design and specifications have been met. Field changes may become necessary in order to comply with the detailed City of Westfield Specifications.



SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes

DEVELOPMENT SHEET SET SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.3	DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.0	EXISTING CONDITIONS PLAN
L1.0	OVERALL LANDSCAPE PLAN

OSBORNE TRAILS PHASE III LEGAL DESCRIPTION

PARCEL 1:

A part of the West Half of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 43 minutes 52 seconds East (assumed bearing) 1,323.21 feet along the North line of the said Northwest Quarter to the Northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 08 seconds West 1,281.54 feet along the East line of said West Half; thence North 89 degrees 49 minutes 52 seconds West 89.25 feet; thence South 01 degrees 49 minutes 40 seconds West 89.90 feet; thence South 89 degrees 45 minutes 23 seconds West 901.59 feet; thence North 62 degrees 57 minutes 15 seconds West 227.55 feet; thence North 89 degrees 49 minutes 24 seconds West 146.35 feet; thence North 00 degrees 10 minutes 36 seconds East 1,244.89 feet along the West line of said Northwest Quarter to the Place of Beginning, containing 40.088 acres, more or less.

EXCEPT for the following described tract:

A part of the Northwest Quarter of 26, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 00 degrees 10 minutes 36 seconds East (assumed bearing) a distance of 1,397.71 feet along the West line of said Northwest Quarter to the Northeast corner of the 40.011 acres owned by Osborne Trails Developer, LLC as recorded Instrument No. 2017-020594 in the office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 36 seconds East along said West line, a distance of 11.60 feet; thence North 89 degrees 37 minutes 54 seconds East a distance of 188.78 feet to the of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 22 minutes 06 seconds East a distance of 860.00 feet from said point; thence easterly along said curve 456.59 feet to the point on said curve, said point being North 30 degrees 03 minutes 02 seconds East a distance of 860.00 feet from the radius point of said curve and being on the North Line of said 40.011 acre parcel; thence the next three (3) courses are along the boundary of said 40.011 acre parcel: (1) thence South 89 degrees 45 minutes 23 seconds West a distance of 283.39 feet; (2) thence North 62 degrees 57 minutes 15 seconds West a distance of 227.55 feet; (3) thence North 89 degrees 49 minutes 24 seconds West a distance of 146.35 feet to the West line of said Northwest Quarter and the place of beginning, containing 0.735 acres, more or less.

PARCEL 2:

A part of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 46 minutes 30 seconds East (assumed bearing) 1,323.57 feet along the South line of said Northwest Quarter to the Southeast corner of the West Half of said Northwest Quarter; thence North 00 degrees 10 minutes 08 seconds East 1,382.07 feet along the East line of the West Half of said Northwest Quarter to the Northeast corner of the 40.011 acre parcel described in Instrument No. 2017-020594 as recorded in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 49 minutes 24 seconds West 80.00 feet along the North line of said 40.011 acre parcel to the POINT OF BEGINNING of this description; thence South 00 degrees 10 minutes 08 seconds West 289.68 feet to the point of curvature of a curve concave Westerly, the radius point of said curve being North 89 degrees 49 minutes 52 seconds West 450.00 feet from said point; thence Southerly along said curve 248.15 feet to the point of tangency of said curve, said point being South 58 degrees 06 minutes 32 seconds East 450.00 feet from the radius point of said curve; thence South 31 degrees 53 minutes 28 seconds West 20.07 feet; thence South 34 degrees 35 minutes 09 seconds West 93.94 feet; thence South 89 degrees 46 minutes 30 seconds West 58.43 feet; thence North 54 degrees 13 minutes 53 seconds West 65.05 feet to a point on a non-tangent curve concave Southwesterly, the radius point of said curve being South 71 degrees 24 minutes 32 seconds West 860.00 feet from said point; thence Northwesterly along said curve 620.78 feet to a point on said curve, said point being North 30 degrees 03 minutes 02 seconds East 860.00 feet from the radius point of said curve; thence North 89 degrees 45 minutes 23 seconds East 516.21 feet; thence North 01 degrees 49 minutes 40 seconds East 89.90 feet; thence South 89 degrees 49 minutes 52 seconds East 9.25 feet to the place of beginning, containing 4.076 acres, more or less.



PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
CONTACT: KYLE EICHORN
P: 317-981-1249
E: kelchorn@hwcengineering.com



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DEVELOPMENT STANDARDS OSBORNE TRAILS PUD - AMENDMENT V ORDINANCE 22-10 INST. #2022026286 SF4 RESIDENTIAL DISTRICT

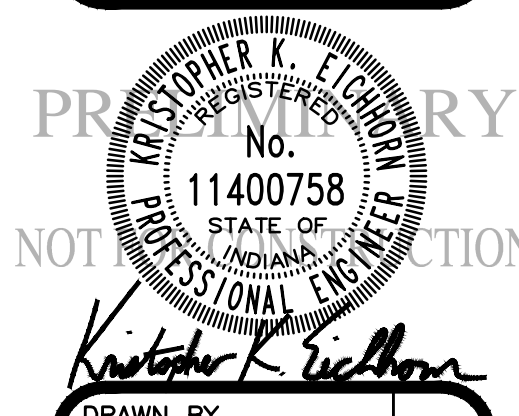
MINIMUM LOT AREA:	5,850 S.F.
MINIMUM LOT FRONTAGE:	35'
MINIMUM BUILDING SETBACK LINES:	
• FRONT YARD	21'
• SIDE YARD	5'
• REAR YARD	20'
MINIMUM LOT WIDTH:	45'
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL):	
• SINGLE-STORY	1,200 S.F.
• TWO-STORY	1,800 S.F.

REVISIONS		
DATE	DESCRIPTION	BY



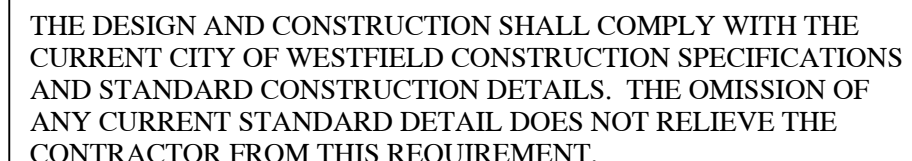
OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA

COVER



DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JUNE 2, 2022	
SCALE AS SHOWN	
SHEET	

C1.0
COVER



C1.1

OVERALL SITE PLAN

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

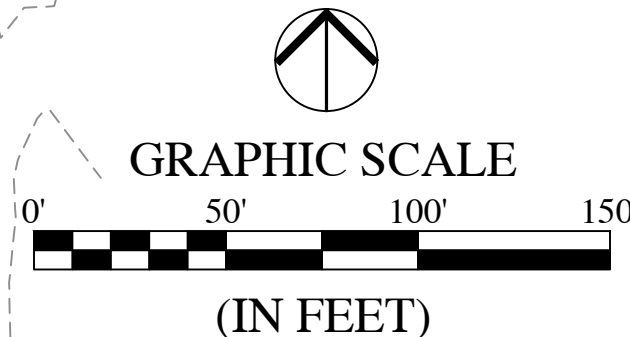
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



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REVISIONS		
DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

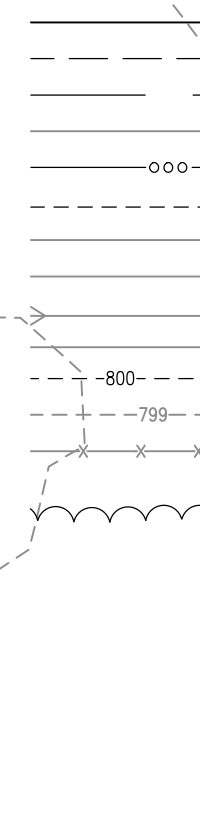
PRELIMINARY
No. 11400758
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER

DRAWN BY
TS
CHECKED BY
KE
DATE
JUNE 2, 2022
SCALE
AS SHOWN
SHEET

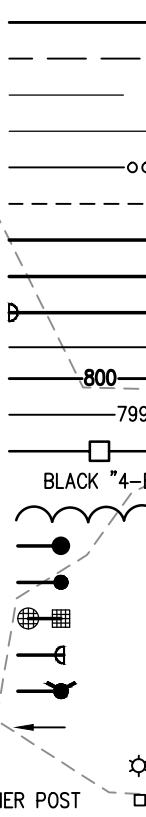
C1.3
OVERALL DEVELOPMENT
PLAN

LEGEND:

EXISTING



PROPOSED



ABBREVIATIONS:

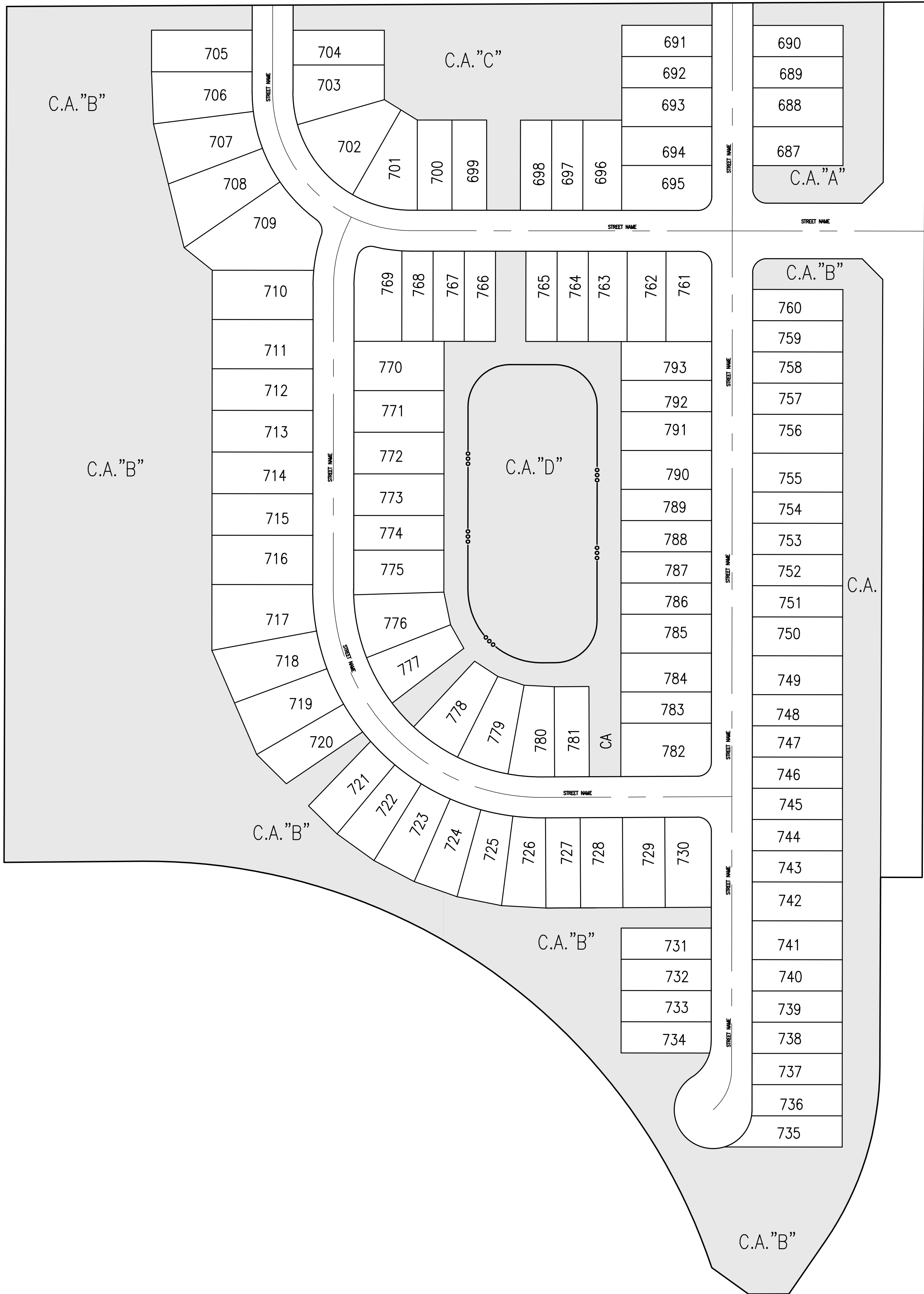
BC	BACK OF CURB
CL	CENTERLINE
FL	FLOWLINE
NP	NORMAL POOL (ELEVATION)
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.U.A.S.S.E.	DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
P.S.E.	PERMANENT STORMWATER EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
ESMT.	EASEMENT
25	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
R/W	PUBLIC RIGHT-OF-WAY

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	266.35'	444.00'	262.38'	N17°24'01"E	34°22'17"
C-2	1078.52'	858.95'	1009.05'	N54°30'46"W	21°56'30"
C-3	314.16'	200.00'	282.84'	S44°57'12"E	90°00'00"
C-4	89.23'	200.00'	88.49'	S12°49'38"W	25°33'40"
C-5	472.79'	300.00'	425.36'	S45°06'06"E	90°17'49"
C-6	59.03'	75.00'	57.52'	N22°35'46"E	45°05'55"

FOR CONTINUATION SEE SHEET C1.2

Plot Date: Jun 03, 2022 Plot Time: 10:22am File Name: W:\Lenna\2022-144-S Drexler Property\Design\CA0\Development\20277.DP_OverallOpenSpacePlan.dwg, Layout: C2.0 By: tsmith



KNOW WHAT'S BELOW.
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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING	PROPOSED
---	---
---	---
---	---
---	---

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

OPEN SPACE PROVIDED
OPEN SPACE AREA = 18.38 AC. = 42.11%
TOTAL ACREAGE = 43.65 AC.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA

OVERALL OPEN SPACE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY
BP

CHECKED BY
KE

DATE
JUNE 2, 2022

SCALE
AS SHOWN

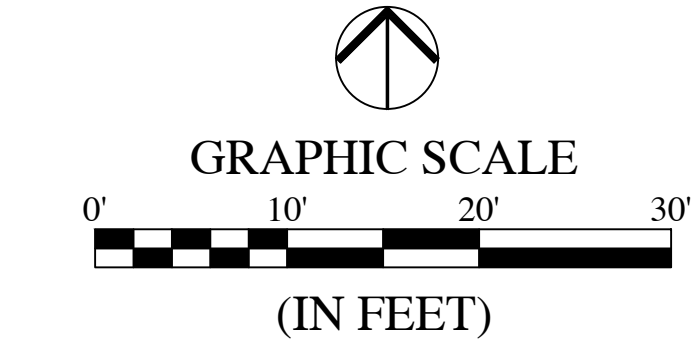
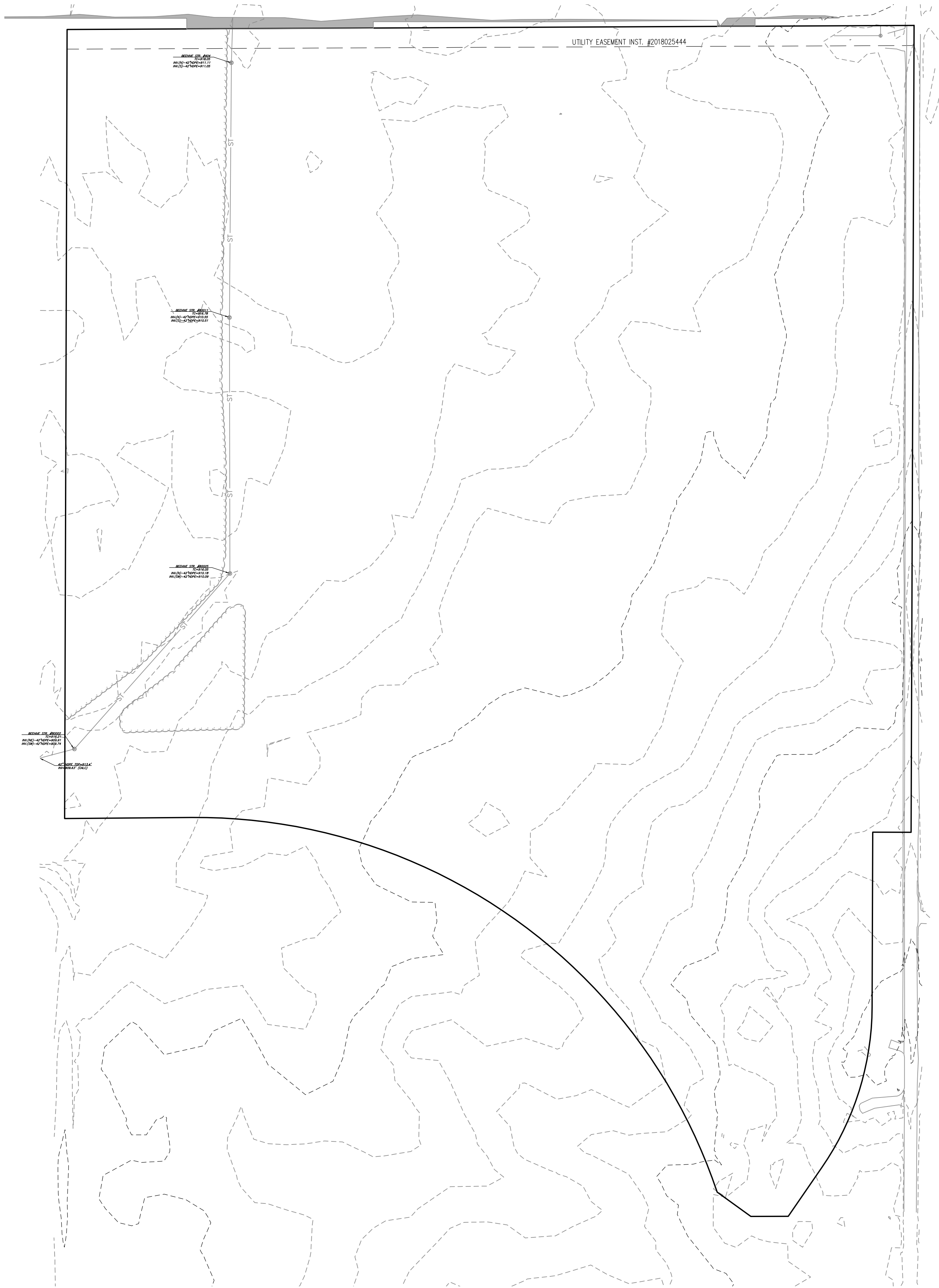
SHEET

C2.0

OVERALL OPEN SPACE PLAN

JOB NUMBER
2021-277-S

© 2022



LEGEND:

EXISTING		RIGHT-OF-WAY LINE
		CENTERLINE
	ooo	SWALE / FLOWLINE
	S	SANITARY SEWER
	ST	STORM SEWER
	ST	STORM CULVERT
	W	WATER MAIN
	-800-	CONTOUR, MAJOR
	-799-	CONTOUR, MINOR
	* * *	FENCE
	~ ~ ~	TREE LINE
	⊙	SANITARY MANHOLE
	⊙	STORM MANHOLE
	⊙	STORM INLET
	⊙	STORM END SECTION
	⊙	FIRE HYDRANT

DEMOLITION KEYNOTES: #

(NOT ALL KEY NOTES APPLY TO THIS SHEET)
ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING TREES AND/ OR TREE LINE.

DEMOLITION GENERAL NOTES:

- THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADDED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
- FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
- ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
- CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5544.
 - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
 - ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
 - ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
- DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION	BY



INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
EXISTING CONDITIONS
PLAN

PRELIMINARY

No. 11400758
NOT FOR CONSTRUCTION

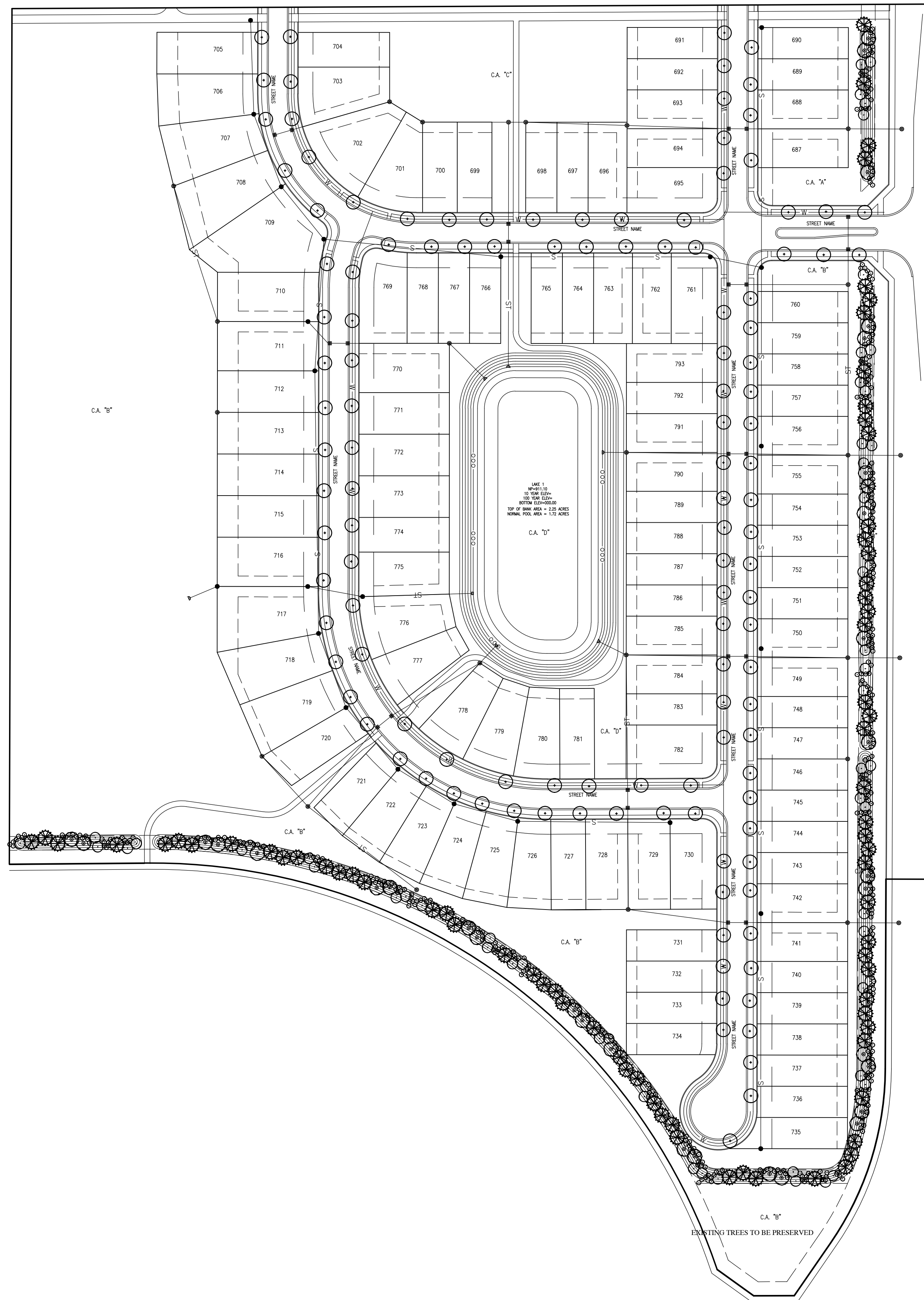
Kevin K. Sullivan

DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JUNE 2, 2022	
SCALE AS SHOWN	

SHEET

C3.0

EXISTING CONDITIONS
PLAN




KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
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GRAPHIC SCALE

0' 100' 200' 300'



(IN FEET)






LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	TREE LINE	

ABBREVIATIONS:

C.A. - COMMON AREA
25 - LOT NUMBER

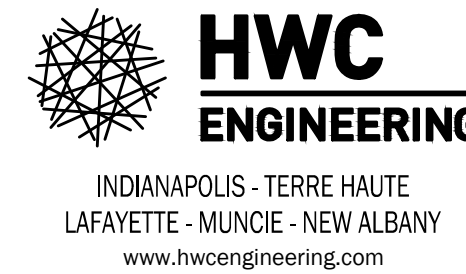
LANDSCAPE LEGEND:

-  SHRUB
-  STREET TREE
-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE

GENERAL NOTES:

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

REVISIONS

[illegible]

**OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL LANDSCAPE PLAN**

PRELIMINARY

NOT FOR CONSTRUCTION

Kristopher K. Eichhorn

DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JUNE 2, 2022	
SCALE AS SHOWN	
SHEET	

L1.0

OVERALL LANDSCAPE PLAN